



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment

Less Than 1 Acre Project Requirements In Non-Coastal Counties

This document is to provide guidance for projects located outside of the 8 coastal counties (Beaufort, Berkeley, Charleston, Colleton, Dorchester, Georgetown, Horry and Jasper) subject to the requirements of the S.C. Coastal Zone Management Plan and are not part of a larger common plan (LCP).

The plan in LCP is “broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating construction activities may occur on a specific plot.” [63 Federal Register No. 128, July 6, 1998, p. 36491] For example, if master calculations have been prepared and/ or submitted for an entire site, then all phases and parcels at that site would be considered part of an LCP. If the site is part of a subdivision, industrial park, commercial park, etc., then it is considered to be part of an LCP. If there have been land-disturbing activities, including clearing, grading or excavating, that resulted in 1 disturbed acre or more since 1992, then any future land-disturbing activities at the site are considered to be part of an LCP.

Less than 1 acre Projects (Disturbed Area of 0.9 Acres or Less):

Projects that disturb less than 1 acre and are not part of a larger common plan for development or sale (LCP) require the submittal of a simplified plan sheet and NOI (DHEC Form 2617) or other form provided by DHEC. Following is a summary of DHEC’s submittal requirements for projects that disturb less than 1 acre and are not part of a LCP:

1. Complete the Notification Form (DHEC Form d-2628) provided by DHEC.
2. Provide **1 copy** of sketched plan including:
 - a. A site location drawing of the proposed project, indicating the location of the proposed project in relation to roadways, jurisdictional boundaries, streams and rivers.
 - b. The boundary lines of the site on which the work is to be performed encompassing all control measures.
 - c. A topographic map of the site if required by the implementing agency
3. A narrative description of the stormwater management and sediment control plan to be used during land disturbing activities. This may be included on the plans instead of in a written narrative. The narrative should include a general description of topographic and soil conditions of the property, and a general description of adjacent property and a description of existing structures, buildings, and other fixed improvements located on surrounding properties.

*Note: Plan is not required to be prepared by an engineer, Tier B surveyor, or landscape architect; **however**, if an individual with one of these licenses prepares the plan, then they must seal the plans.*

Note: Less than 1 Projects are required to provide adequate sediment and erosion controls in order to insure no offsite sedimentation into Waters of the State, adjacent properties, public right-of-ways.

Note: The location of temporary and permanent vegetative and structural stormwater management and sediment In addition to R.72-300, all projects that disturb 1 acre or more are subject to the requirements of the NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities (CGP). Please see <http://www.scdhec.gov/environment/water/docs/erfchecklist.doc> for design checklist. Additionally, projects may be subject to requirements of local governments through local ordinances, in particular, those areas that are considered Municipal Separate Storm Sewer Systems (MS4s) under the NPDES program. Please see <http://www.scdhec.gov/environment/water/swnsms4.htm> for more information